

**PLANNING BOARD
TOWN OF MARILLA**

Date: February 2, 2006

Present:	Debbie Zimmerman, Chairman Nathan Barnard, Co-Chairman Dan Handy Judy Gillman Rich Janiga Paul Domanowski Tom Wantuck	Barbara Spanitz, Town Board Robert Miller, Consult John Fronczek, CEO George Gertz, Councilman Liaison
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Guests: Roger Gustavel, Mary Earsing

a. Debbie Zimmerman, Chairman, opened the work session at 7:00 p.m. The Rohl property was discussed and Bob Miller feels there should be limited access to Clinton Street. Dan Handy questioned if the structure plans will come before the P.B. Bob Miller stated the Site Plan Review will come before the P.B. George Gertz stated the owners of the property asked the town what they feel should be done with the land either rezone it to commercial or sell it off into building lots.

As to the recommendations made by the Town Board regarding the Rohl property rezoning Tom Wantuck suggested on #5 to add "each" and feels #6 is vague wondering if there is another way to elaborate on this. **MOTION** by Dan Handy, seconded by Nathan Barnard, to recommend the approval of the Town Board's Rohl property rezoning with the addition to #5 to read as follows: Maximum size of retail of 15,000 square feet each.

Roll Call Vote:

Tom Wantuck – aye	Judy Gillman – aye
Rich Janiga – aye	Nathan Barnard – aye
Paul Domanowski – aye	Debbie Zimmerman – aye
Dan Handy – aye	

Motion carried.

b. Councilman George Gertz stated the Code Organization is going well with the committee. The main objective is to pick a decision listed on the Editorial Analysis. The section on Subdivision of Land will be reviewed and rewritten after the decisions are made on the Editorial Analysis. Once the Editorial Analysis is completed it will be sent back to Code Publishers and they will rewrite the code. It will then be sent back to the town for review and a Public Hearing will be held. George Gertz stated this will be the time to revisit Subdivision of Land because we will have the two to three months to go back and revisit these issues.

Bob Miller stated the P.B. should review the codes which pertain to them. Subdivision of Land is important and may be broken down into major and minor subdivisions.

Dan Handy questioned the legality of not allowing junkyards. George Gertz stated anything over two vehicles is considered a junkyard and junkyards are illegal in the Town of Marilla.

Nathan Barnard, Co-Chairman, read through each page of the Editorial Analysis. Nathan Barnard questioned page 6 under Appeals and George Gertz stated Attorney Nathan Neill is working on this. Nathan Barnard questioned page 10 under Planning Board which George Gertz will give a copy to the P.B. to review.

Bob Miller stated the Zoning Board of Appeals and Planning Board sections should not repeat in the Code what is already state law because the law may change. Bob Miller stated we may need to add a chapter for Special Use Permits.

Nathan Barnard stated on page 40, the P.B. would like to see “timeframes could be revised from 30 days to 60 day.s.” CEO John Fronczek feels under the section of Kennels there should be a controlled number of animals.

George Gertz will attend the next P.B. meeting on February 16 bringing along decisions the Committee has made.

Debbie Zimmerman, Chairman, stated the next meeting is February 16 where we will continue with the Zoning Ordinances and go over the information George Gertz brings that night.

MOTION to adjourn at 8:30 p.m. Judy Gillman moved, seconded by Paul Domanowski.

Respectfully submitted,

Laura Nuttle, Clerk